| 152.0 | 0003 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 806,900 / 806,900 |
| | | | | | USE VALUE: | 806,900 / 806,900 |
| | | | | | ASSESSED: | 806,900 / 806,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 20 | | HAWTHORNE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ZHU HUOHUI |
| Owner 2: | JI YANMIN |
| Owner 3: | |
| Street 1: | 20 HAWTHORNE AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MIKKELSON CHAD/KATHRYN A - |
| Owner 2: | - |
| Street 1: | 20 HAWTHORNE AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 9,666 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1805 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9666.000 | 238,900 | | 568,000 | 806,900 |
| Total Card | 0.222 | 238,900 | | 568,000 | 806,900 |
| Total Parcel | 0.222 | 238,900 | | 568,000 | 806,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.09 | /Parcel: 447.0

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 100642
GIS Ref:
GIS Ref:
Insp Date: 10/26/16

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 152.0-0003-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 238,800 | 0 | 9,666. | 568,000 | 806,800 | 806,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 208,400 | 0 | 9,666. | 532,500 | 740,900 | 740,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 208,400 | 0 | 9,666. | 440,200 | 648,600 | 648,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 208,400 | 0 | 9,666. | 404,700 | 613,100 | 613,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 208,400 | 0 | 9,666. | 369,200 | 577,600 | 577,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 196,300 | 0 | 9,666. | 362,100 | 558,400 | 558,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 196,300 | 0 | 9,666. | 336,500 | 532,800 | 532,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 196,300 | 0 | 9,666. | 320,200 | 516,500 | 516,500 | | 12/13/2012 |

!11903!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:01:58 |

## LAST REV

| Date | Time |
|---|---|
| 10/26/16 | 15:44:28 |
| danam | |
| 11903 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 100642 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MIKKELSON CHAD/ | 1333-78 | | 2/15/2007 | | 510,000 | No | No | | |
| MIKKELSON CHAD | 1304-12 | | 7/11/2005 | Family | 99 | No | No | | |
| BELUSHKO ALEXAN | 1259-132 | | 10/22/2002 | | 496,125 | No | No | | |
| | 590-151 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/4/2015 | 1058 | Addition | 101,744 | | 8/4/2015 | | | Addition and renov |
| 6/2/2004 | 451 | Redo Bat | 10,000 | C | | G6 | GR FY06 | MAKE HALF BATH TO |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/26/2016 | Inspected | DGM | D Mann |
| 10/20/2016 | Permit Visit | DGM | D Mann |
| 10/20/2016 | Left Notice | DGM | D Mann |
| 12/3/2008 | MLS | MM | Mary M |
| 11/8/2008 | Meas/Inspect | 189 | PATRIOT |
| 5/13/2007 | MLS | HC | Helen Chinal |
| 3/24/2005 | Permit Visit | BR | B Rossignol |
| 11/19/1999 | Meas/Inspect | 270 | PATRIOT |
| 7/24/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9666 | | Sq. Ft. | Site | | 0 | 80. | 0.73 | 9 | | | | | | | | | 567,982 | | | | | | 568,000 | |

Total AC/HA: 0.22190 | Total SF/SM: 9666 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 567,982 | Spl Credit | Total: 568,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 20 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00589943 |
| Adj $ / SQ: | 142.586 |
| Other Features: | 92400 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 346206 |
| Depreciation: | 107324 |
| Depreciated Total: | 238882 |

## COMMENTS

OF: TOILET & LAUNDRY SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2004 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

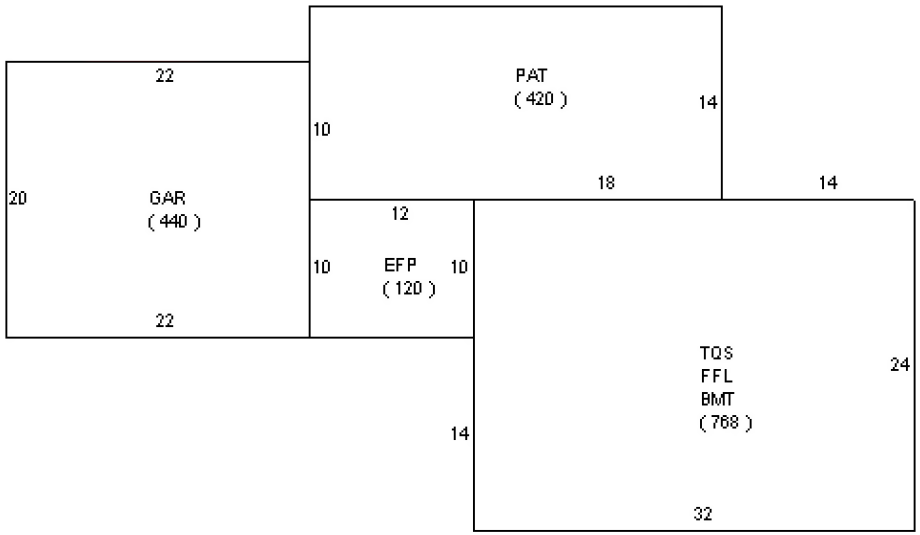
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 142.59 |
| Special Features: | 0 | Val/Su Net: | 77.26 |
| Final Total: | 238900 | Val/Su SzAd | 177.75 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 768 | 59.460 | 45,664 |
| FFL | First Floor | 768 | 142.590 | 109,506 |
| TQS | 3/4 Story | 576 | 142.590 | 82,130 |
| GAR | Garage | 440 | 20.800 | 9,154 |
| PAT | Patio | 420 | 3.160 | 1,328 |
| EFP | Enclos Porch | 120 | 50.210 | 6,025 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,092 | | | Total: | 253,807 |
| Size Ad | 1344 | Gross Are | 3284 | FinArea | 1805 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 60 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

152.0-0003-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|